



## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
 (360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

## DEVELOPMENT SUMMARY April 2018

### Building Division

#### Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	April
Total permits	378	583	682	460	193	65
Commercial/ industrial permits	2	1	2	21	1	0
New home permits	104	216	320	158	59	17
Miscellaneous permits	272	366	360	281	133	48
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$255,073.50	\$60,307.50
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$1,606,207.92	\$438,620.19

#### Commercial and industrial building permits

Month (2018)	Project	Square Footage	Building Valuation	Status
February	Plastifab	1020	\$65,932.80	Issued

**Totals for approved commercial and industrial buildings YTD: 1 project**

Month (2017)	Project	Square Footage	Building Valuation	Status
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Approved

**Totals for approved commercial and industrial buildings 2017: 1 project**

## Pending permits

Type of permit	Total
Home permits pending	32
Commercial/industrial pending	9
Miscellaneous pending	17
<b>Grand total for all pending permits</b>	<b>58</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	27	95
Taverner Ridge Ph 8	13	54
Quail Hill Ph. 1	28	61
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Cedar Creek	23	31

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>New Elementary School</b> (PLZ-18-0028)	Change zoning and construct new elementary school and associated infrastructure	27.36 ac	S side of N 10 <sup>th</sup> St, E of N 65 <sup>th</sup> Ave	Mar 27	Completed
<b>Eagle Ridge Estates PUD</b> (PLZ-18-0036)	Develop 23 SFR lots in the RLD-4 zone	5 ac	2361 S Hillhurst Rd	April 10	Completed
<b>19<sup>th</sup> Street Cottages</b> (PLZ-18-0041)	Short plat 7 lots for 5 detached cottages and open space	0.9 ac	2110 Pioneer St	TBD	Scheduling conference

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Kennedy Farms PDR</b> (PLZ-17-0112) Type II Post Development Review	Add 1-acre parcel to approved Kennedy Farms PUD, to be developed with SFR	1 ac	23112 NW Hillhurst Rd	NOD April 12	Approved with conditions

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key dates</b>	<b>Status</b>
<b>Ridgefield Crossing Mixed Use</b> (PLZ-17-0129) Subdivision, Master Plan, SEPA with Archaeology, BLA	Develop 128 townhouse units and 9 acres of commercial in a mixed-use master plan project	37.35 ac	6994 S 5 <sup>th</sup> St	Resubmittal Apr 23	Under review
<b>Weber Pioneer</b> (PLZ-17-0136) Subdivision, Master Plan, Critical Areas, SEPA with Archaeology	Develop 47 detached SFR lots in the RLD-8 zone, with related improvements	19.37 ac	3807 Pioneer St	Technically complete Apr 03; SEPA comment period ends Apr 25	May 09 public hearing
<b>Urban Downs</b> (PLZ-17-0140) Subdivision, Site Plan, SEPA w/Archaeological predetermination, Administrative Adjustment	Develop 27 single-family residential lots in the RLD-6 zone	7.74 ac	1120 NE 259 <sup>th</sup> St	Public hearing Apr 19	Approved with conditions
<b>Carty Rd Annex</b> (PLZ-17-0158) Annexation	Annex R1-10 residential property	9.79 ac	3005 NW Carty Rd	Intent to annex approved Apr 12	Petition to annex application in process
<b>45<sup>th</sup> Avenue Widening</b> (PLZ-18-0001) Critical Areas Review	Roadway improvements to meet LOS design standards (minor arterial)	5.8 ac	45 <sup>th</sup> Ave south of Pioneer St	SEPA comment period closes May 02	Public comment period
<b>Ridgefield Apartments</b> (PLZ-18-0003) Site Plan, SEPA	Develop 324 apartment units in the RMD-16 zone	19.38 ac	Pioneer St west of 45 <sup>th</sup> Ave	Master Plan SEPA issued March 28	On hold; May 25 anticipated NOD
<b>Union Ridge Lot 54</b> (PLZ-18-0006) Site Plan, SEPA, CAR, Short Plat	Divide parcel into two lots, construct industrial spec buildings	16.04 ac	405 NE 259 <sup>th</sup> St	Comment period ended Mar 28	Under review
<b>Vancouver Clinic</b> (PLZ-18-0012) Site Plan, SEPA	Develop a 15,405-sf medical clinic building in the CRB zone	2.48 ac	5515 Pioneer St	NOD Apr 25	Approved with conditions
<b>Gee Creek Stabilization</b> (PLZ-18-0019) CAR, Shoreline Substantial Development Permit	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09	On hold
<b>View Ridge Middle School Remodel</b> (PLZ-18-0020) Type II Site Plan Review	Demolish field, parking, courtyard; construct new parking, bus turnaround, courtyard	11.35 ac	300 N 5 <sup>th</sup> Ave	NOD Apr 12	Approved with conditions

Name	Description	Size	Location	Key dates	Status
<b>Centerline Wireless Modification</b> (PLZ-18-0022) Type I Minor Site Plan	Install additional equipment in existing wireless facility	0.12 ac	104 N Main Av	Submitted Feb 14	On hold
<b>Union Ridge Ranch PUD</b> (PLZ-18-0024) PUD Subdivision, CAR, SEPA w/Archaeological Predetermination	Develop 67 detached SFR in RLD-6 zone	14.5 ac	2014 N 3 <sup>rd</sup> Way	End of public comment period Apr 25	May 01 public hearing
<b>Seton Mixed Use</b> (PLZ-18-0035) Subdivision, CAR, SEPA w/ Archaeological Predetermination	Develop office/commercial tracts on the western portion of the site and residential lots to the east	38.4 ac	1200 NE 65 <sup>th</sup> Ave	SEPA DNS May 02; Public hearing Jun 07	May 02 – May 23 public comment period
<b>Kennedy Farms Phase 1 Final Plat</b> (PLZ-18-0038) Final Plat	Final plat for 105 SFR lots	53.54 ac	Hillhurst and 229 <sup>th</sup>	Submitted Apr 03	May 10 public hearing
<b>RHS Modular Classroom</b> (PLZ-18-0039) Type I Minor Site Plan	Add one modular classroom on paved parking area behind RHS	32.1 ac	2630 S Hillhurst Rd	NOD Apr 26	Approved with conditions
<b>Coffey Adjustment</b> (PLZ-18-0040) Type II Administrative Adjustment	Increase residential garage height from 18 to 21.5 feet	0.11 ac	606 N Main Ave	Technically complete Apr 26	May 02 – May 23 public comment period
<b>Discovery Ridge Phase 1</b> (PLZ-18-0042-45) Type II Basic Site Plan Review, Preliminary Short Plat, SEPA, Administrative Adjustment	Short plat parcel into 5 lots, develop 5 commercial buildings totaling approximately 71,800 SF and related infrastructure improvements	8.91 ac	SE corner of Pioneer St and 45 <sup>th</sup> Ave	Submitted Apr 26	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>S 11th St Industrial Building</b>	Warehouse building and site improvements	7.5 acres	5504, 5602, 5664 S 11th St	3rd Engineering Review Complete. Waiting on final plans and storm agreement

<b>19<sup>th</sup> Street Cottages</b>	Residential Development	7 lots	19 <sup>th</sup> Ct and Pioneer St	Grading issued for single building only. Engineering review not yet submitted.
<b>Hillhurst Commercial</b>	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	Approved
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	1 <sup>st</sup> Engineering Review Complete
<b>Cloverhill Phase 5 &amp; 6</b>	Residential Subdivision	75 lots	S. Royle Rd	Approved
<b>Teal Crest PUD</b>	Residential Subdivision	63 lots	S. Sevier Rd	2 <sup>nd</sup> Engineering Review Complete. Grading Approved.
<b>Altru</b>	Industrial Shell Building	7.98 acres	S. 11 <sup>th</sup> Street	Approved
<b>Taverner Ridge Ph. 10&amp;11</b>	Residential Development	115 lots	S. Hillhurst	Approved
<b>Ridgecrest Ph. 3</b>	Residential Development	103 Lots	S. 45 <sup>th</sup> Avenue	2 <sup>nd</sup> Engineering Review Underway
<b>Ridgecrest Ph. 4</b>	Residential Development	41 Lots	S. 45 <sup>th</sup> Avenue	2 <sup>nd</sup> Engineering Review Underway
<b>UR Lot 54</b>	Commercial Development	16.04 acres	S. 10 <sup>th</sup> Street	2 <sup>nd</sup> Engineering Review Underway
<b>Quail Hill Ph 2</b>	Residential Development	149 Lots	S. 10 <sup>th</sup> Street	Grading Approved
<b>Keller/Seton</b>	Mixed Use Development	38.4 acres	N. 10 <sup>th</sup> Street	1 <sup>st</sup> Engineering Review Underway
<b>UNFI Addition</b>	Commercial expansion		Union Ridge Parkway	1 <sup>st</sup> Review of Grading and Utilities Complete
<b>Ridgefield HS Addition</b>	Classroom addition		S Hillhurst Rd	1 <sup>st</sup> Engineering Review Underway
<b>View Ridge Middle School Repurpose</b>	Remodel from school to offices		Pioneer Street	1 <sup>st</sup> Engineering Review Underway

## Projects under construction

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Taverner Ridge Ph. 8 and 9</b>	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Utility Installation complete. Contractor completing punch list.

<b>Cedar Creek</b>	Residential development	31 Lots	N. 35 <sup>th</sup> Ave	Complete
<b>Ridgecrest Ph 1</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Utility Installation complete. Contractor completing punch list.
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Under Construction
<b>Cloverhill Ph 5-6</b>	Residential Development	75 lots	S. Royle Rd	Utility Construction Underway
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
<b>The Village at Canyon Ridge</b>	Residential Subdivision	23 lots	N. 32 <sup>nd</sup> Ave	Under Construction
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction